
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: November 15, 2006

SITE PLAN: **AFP-06-047**

TITLE: **Observatory Heights**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For architectural model, grading, and house
footing revisions

ADDRESS: 122 & 126 George Street

ZONE: R-90 (Medium Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant/Architect: SKW Construction - Ie-Ru Wang
Engineer: Witmer & Associates - Dick Witmer
Developer: Timothy Shaw/McKee Construction

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Location map
- Exhibit 2: Application
- Exhibit 3: Minutes from March 2, 2005, Planning Commission meeting
- Exhibit 4: Minutes from May 18, 2005, Planning Commission meeting
- Exhibit 5: Site plan
- Exhibit 6: Forest conservation plan
- Exhibit 7: Proposed Elevations - Lot 91
- Exhibit 8: Proposed Elevations - Lot 92
- Exhibit 9: Previously approved elevations - Lot 91
- Exhibit 10: Previously approved elevations - Lot 92

STAFF COMMENTS

This is an Amendment to Final Plan request for architectural model changes and grading and house footing revisions at 122 (lot 91) and 126 (lot 92) George Street in the Observatory Heights subdivision (Exhibit #1). The lots are located at the northwest end of George Street and the northeast end of Spring Street in the R-90 (Medium Density Residential) Zone.

The two lots were originally part of a three-lot subdivision that was granted concept site plan approval by the Planning Commission on March 2, 2005, with six conditions (Exhibit #3), and the subsequent final site plan approval on May 18, 2005, with twelve conditions (Exhibit #4). Many of the conditions relating to the site plan, SP-05-0002, are still in place and staff has been working with the applicants to ensure the tree save and forest conservation areas are well protected. The remaining conditions will be carried through as a part of this approval. The proposed forest conservation plan shows the new footprints of the houses and they will not encroach into the limits of disturbance, the forest conservation easements, or storm drain easements. The site grading has been modified slightly to accommodate the new house footprints.

The proposed elevations and footprints of the houses on lots 91 and 92 show an increase in total square footage (Exhibits #7 and #8). The previously approved architectural elevations have been included (Exhibits #9 and #10). The square footage for lot 91 has changed from 2,439 square feet to 3,454 square feet. The square footage for lot 92 has changed from 2,439 square feet to 3,266 square feet.

The proposed architecture retains the two-story front-loaded single family detached units that were previously approved. The exterior materials and general house styles are the most prominent changes to the architecture. For both proposed houses, the front facades will have brick veneer and the remaining sides will have vinyl siding. The new architecture does not have front porches, but there is room for future decks to the sides of both houses, as shown on the site plan. The decks will not extend past the yard setback lines (10 feet on both sides). Staff is requesting the applicant revise the rear elevation on Lot 91 by changing the glass doors to windows. The doors could lead to a deck, which is not allowed at the rear of the house due to the building restriction lines.

Another notable change is the new architecture will have two double garage doors as opposed to one larger garage door. On both lots, the exposed foundation walls on the right and left elevations will be brick textured poured concrete.

Section 24-170(d) states the planning commission shall approve a site development plan only upon a finding that the buildings will not be incompatible or inharmonious with other existing uses or with existing and proposed adjacent development. Throughout the last decade, the Observatory Heights subdivision has experienced residential infill in interspersed vacant lots. This has resulted in some diversity in architecture style. An example of this is 8 Cedar Avenue (which is under

construction), that was approved by the Commission in 2004. This house and the proposed architecture before the Commission are examples of modern architectural compatibility within an older neighborhood. The proposed architecture features a front brick façade. Brick is a common material in the Observatory Heights subdivision.

The remaining findings the Commission is required to make for site development plans (24-170) have already established in the previous site plan approval.

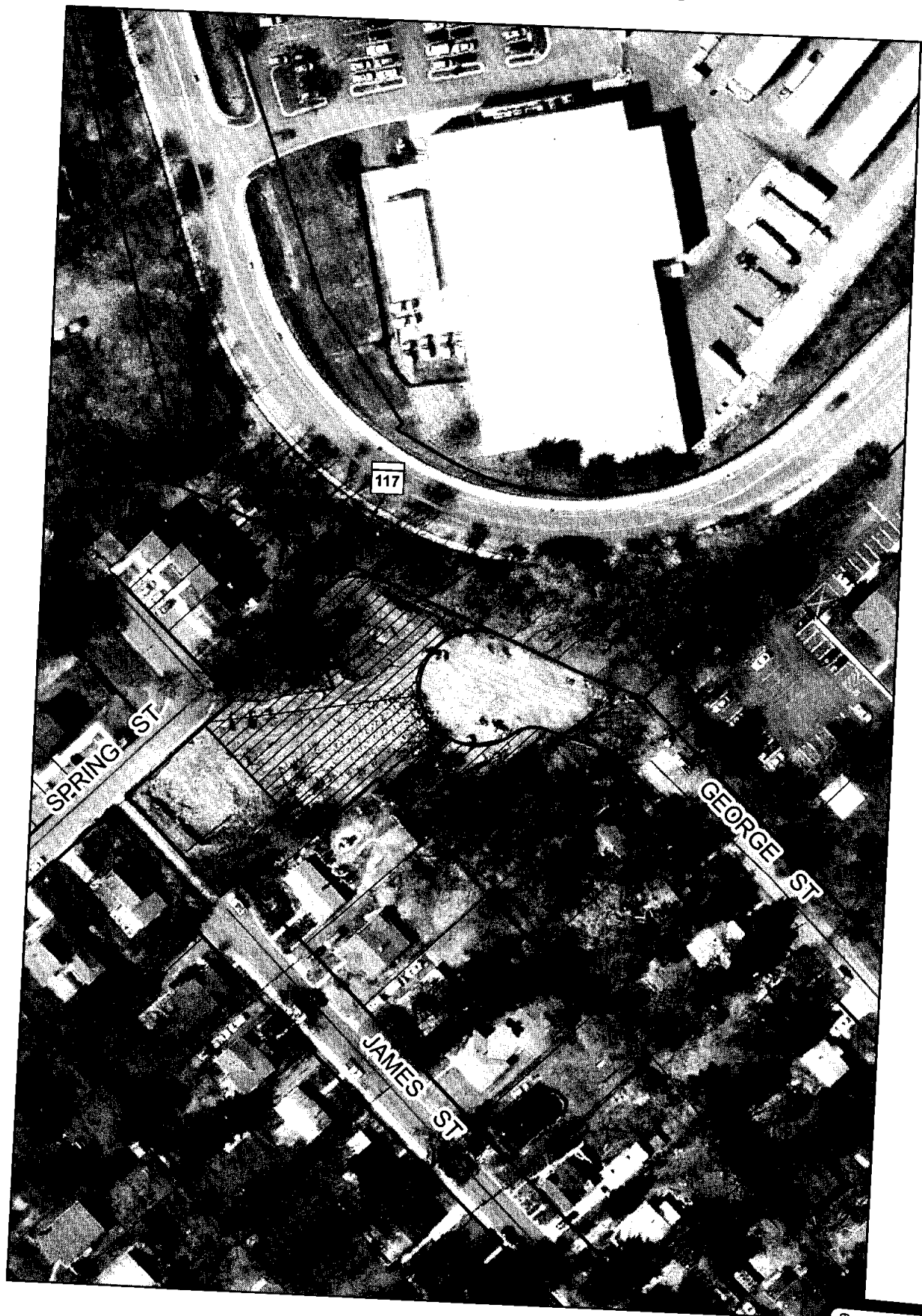
Conclusion. Staff recommends **TO GRANT AFP-06-047, 122 and 126 George Street in Observatory Heights, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170, 24-172, and 24- 32, with the following conditions:**

- 1. The applicant shall replace the sliding glass doors with windows on the rear elevation of Lot 91.**

Carried over from SP-05-0002:

- 2. Applicant, in addition to the two year maintenance responsibility for the tree save areas, shall also have a two-year (after the issuance of final occupancies) maintenance and monitoring responsibility for the 38" Southern Red Oak located on the adjacent property. If, after the applicant has been given permission to perform the arborist's impact mitigation recommendations, this tree significantly declines during this period as a result of development activities, the applicant would be responsible for the removal and replacement, in kind, of the tree;**
- 3. Upon the cleaning and clearing out of invasive, dead, and nuisance species in the tree save areas, the applicant will add tree plantings within the areas to provide a density equivalent to one hundred trees per acre. The planted trees will be 2-2.5" caliper trees and should be a mix of species chosen from the following list of native shade trees: Ulmus Americana (American Elm), Quercus Coccinea (Scarlet Oak), Quercus falcate (Southern Red Oak), Quercus primus (Chestnut Oak), Plantanus Occidentalis (Sycamore); prior to the release of any bonds by the City of Gaithersburg;**

AFP-06-047 122 & 126 George Street



AFP-06-047
1
11-15-06
PENGAD 800-631-6889

OCT 6 2006

AMENDMENT TO FINAL PLAN APPLICATION

PLANNING COMMISSION
GAITHERSBURG, MD

Application # AFP-06-047
Date Filed 10-6-06
Total Fee 3000

In accordance with Section 24, Article V of the City Code

122 George St**1. SUBJECT PROPERTY**
Project Name Observatory Heights, Lot 91 & 92
Street Address 126 George St. Gaithersburg (Lot 92)
Zone R-90 Historic Area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 09-03-508397 0903508386
2. APPLICANT
Name Ie-Ru Wang
Street Address 316 Hammonden Pl Suite No. _____
City Silver Spring State MD Zip Code 20904
Daytime Telephone 301-622-1991 or 301-252-5163 (cell)
3. ARCHITECT/ENGINEER/DEVELOPER
Architect's Name Ie-Ru Wang
Architect's Maryland Registration Number 6572 Telephone 301-622-1991
Street Address 316 Hammonden Pl Suite Number _____
City Silver Spring State MD Zip Code 20904

Engineer's Name Dick Witmer (Witmer Associates, LLC) mer@waco.net
Engineer's Maryland Registration Number RLS #10668 Telephone _____
Street Address 98-A Church St Suite Number _____
City Rockville State MD Zip Code 20850

Developer's Name Timothy Shaw / McKee Construction Telephone 240-460-1094
Street Address 7801 Brook Road Suite Number _____
City Gaithersburg State MD Zip Code 20882
Contact Person Timothy Shaw or Mr McKee Telephone 240-460-1094
4. PROPERTY OWNER
Name (Contract holder)
Longview Vll, LLC
Street Address 316 Hammonden Pl Suite No. _____
City Silver Spring State MD Zip Code 20904
Daytime Telephone 301-622-1991
5. CITY PROJECT NUMBER
Original Site Plan Number SP-05-0002 Date Approved MAY 18, 2005
Name of previously approved Final Plan SP-05-0002

PEMGAD 800-631-6989

AFP-06-047
#2
11-15-06

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

new model, revised grading and revised house foot print & elevations

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		9000	12445
2. Site Area (acres)		0.2066	0.2857
3. Total Number of Dwelling Units/Lots		1	1
4. Height of Tallest Building		32.5 35.0	32.5
5. Green Area (square feet)		3734	3734 9708
6. Number of Dwelling Units/Acre		3	13
7. Lot Coverage (Percent)		30	18
8. Green Area (Percent)		30%	78%
9. Residential			
a. Single Family Detached	# Units	1	1
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		2	22
15. Shared Parking/Waiver		-	-
16. Other		-	-
17. Total		2	22

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Ie-Ru Wang

Applicant's Signature

[Signature]

Date

10/6/06

Daytime Telephone

301-682-1991

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application # _____
 Date Filed _____
 Total Fee _____

1. SUBJECT PROPERTY

Project Name Observatory Heights, Lot 91 & 92
 Street Address 122 Gorge St, Gaithersburg (Lot 91)
 Zone R-90 Historic area designation ☐ Yes ☒ No
 Lot 91 Block _____ Subdivision ~~Abasco~~ Observatory Heights
 Tax Identification Number (MUST BE FILLED IN) 07-03-508386

2. APPLICANT

Name Je-Ru Wang
 Street Address 316 Hammonden Pl Suite No. _____
 City Silver Spring State MD Zip Code 20904
 Daytime Telephone 301-622-1991 or 301-252-5163 (cell)

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Je-Ru Wang
 Architect's Maryland Registration Number 6512 Telephone 301-622-1991
 Street Address 316 Hammonden Pl Suite Number _____
 City Silver Spring, MD State MD Zip Code 20904

Engineer's Name Dick Witmer (Witmer Associates, L.L.C.)
 Engineer's Maryland Registration Number RLS #10668 Telephone 301-309-8600
 Street Address 98-A Church St. Suite Number _____
 City Rockville State MD Zip Code 20850

Developer's Name Timothy shaw / McKee Construction Telephone 240-460-1094
 Street Address 7801 Brink Road Suite Number _____
 City Gaithersburg State MD Zip Code 20882
 Contact Person Timothy shaw or Mr McKee Telephone 240-460-1094

4. PROPERTY OWNER (contract holder)

Name Longview VII, L.L.C.
 Street Address 316 Hammonden Place Suite No. _____
 City Silver Spring State MD Zip Code 20904
 Daytime Telephone 301-622-1991

5. CITY PROJECT NUMBER

Original Site Plan Number SP-05-0002 Date Approved MAY 18, 2005
 Name of previously approved Final Plan SP-05-0002

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

new model, revised grading and revised house footprint & elevations.

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		9000	14698
2. Site Area (acres)		0.2066	0.3374
3. Total Number of Dwelling Units/Lots		1	1
4. Height of Tallest Building		35.0	32.0
5. Green Area (square feet)		4409	10973
6. Number of Dwelling Units/Acre		3	13
7. Lot Coverage (Percent)		30	14
8. Green Area (Percent)		30%	74%
9. Residential			
a. Single Family Detached	# Units	1	1
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		2	22
15. Shared Parking/Waiver		-	-
16. Other		-	-
17. Total		2	22

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Ie-Lu Wang

Applicant's Signature

[Signature]

Date

10/6/06

Daytime Telephone

301-622-1991



Gaithersburg
A CHARACTER COUNTS! CITY

31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
MARCH 2, 2005**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Victor Hicks, Commissioners Matthew Hopkins, Lenny Levy and Danny Winborne, Alternate Lloyd Kaufman, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planner Rob Robinson, and Recording Secretary Myriam Gonzalez.

I. APPROVAL OF MINUTES

February 2, 2005, Planning Commission Meeting

Commissioner Levy moved, seconded by Vice-Chair Hicks, to APPROVE the Minutes of the February 2, 2005, Planning Commission Meeting, as submitted this evening.

Vote: 4-0-1 (Abstained: Hopkins)

II. SITE PLAN

CSP-05-001 -- Observatory Heights
Subdivision into Three Lots
Three Single-Family Detached Homes
CONCEPT PLAN REVIEW

R-90 Zone

Community Planning Director Schwarz located the site and introduced the applicant's representative.

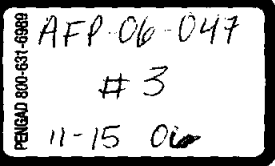
Applicant representative Chris McKee presented the proposed site plan for three single-family homes ranging in size from 9,314 square feet to 14,600 square feet on a 1.06-acre property. He discussed the proposed access to the site and storm water management. He also presented conceptual elevations.

Engineer for the applicant, David Crowe, Macris, Hendricks & Glascock, discussed various aspects of the plan relating particularly to storm water management, drainage, and retaining walls. He answered questions regarding curb and gutter and the use of Filterra, a facility to be located at the proposed cul-de-sac to control storm water management.

Commissioner Levy commented that the elevations, other than the front, needed embellishment.

The following was testimony from the public:

Approved minutes are available at www.gaithersburgmd.gov or by mail upon written request.



Cathy Hartley, 110 George Street, stated she had previously submitted a letter dated February 28, 2005, requesting information on several aspects of the proposal and raising concerns about the potential impact of construction on adjoining properties. She inquired about maintenance responsibility for landscaping and common areas, parking restrictions during construction, extent of added curb and gutter, buffering from the neighboring commercial area, and potential impact on the root zone of Tree #6, located on her property.

John Marchetti, 106 George Street, voiced concern over blasting for construction, its effects on his home, and applicant responsibility in case of damage to his property. He asked that the applicant notify the neighbors if blasting is to take place.

Mr. McKee addressed Mrs. Hartley's concerns, noting that the applicant would be working with the City Department of Public Works, Park Maintenance and Engineering (DPWPM&E) on storm filters and maintenance of the street extension and cul-de-sac. He stated that measures would be taken to ensure the residents' on-street parking is not impacted by construction. Mr. McKee added that the area of disturbance by construction would be fenced in accordance with the Tree Manual with a blaze orange mesh fence and staked out for the removal of plants near the Hartleys' property. He added that an arborist would check the root zone of Tree #6, and that the applicant would be responsible for damaged property. Regarding a concern over cut-through pedestrian traffic, he noted that development of the property would eliminate the use of the property for hanging out or cutting through by vagrants.

In response to questions, Mr. McKee showed that the extent of the proposed curbing is approximately 10 feet away from the Hartleys' house. He indicated that construction would be between 7:00 a.m. and 3:00 p.m. Planning and Code Administration Director Ossont noted that according to the City Code, construction noise is to be limited to between 7:00 a.m. and 9:00 p.m. on weekdays and between 9:00 a.m. and 9:00 p.m. on weekends and holidays. Commissioner Levy referenced the Hartleys' concern over the responsibility for removal of Tree #6 if it dies some time after development of the property. Community Planning Director Schwarz stated that there would be final site plan conditions concerning this issue.

Mrs. Schwarz pointed out that concept plan approval is not legally binding for the City or the applicant, but it leads to preliminary subdivision and final site plan and the Commission's guidance is necessary for the applicant to proceed with the approval process. She discussed staff's recommended conditions for concept approval. She noted that based on Planner Robinson's considerable work on the natural resources inventory (NRI) and forest conservation aspects of the plan, the Development Review Team is considering not requiring a fee-in-lieu payment for on-site reforestation due to ongoing work on the plan for providing three tree-save areas to fulfill the reforestation requirement. Mrs. Schwarz further noted that additional work with the DPWPM&E is necessary to ensure proper drainage along the south side of George Street as well as the proper construction of two proposed retaining walls.

In response to Commissioner Winborne, Mrs. Schwarz stated that in the R-90 Zone, the rear yards do not allow structures in them, other than a nine-foot terrace or stoop. However, she added that Lot 2 could have a deck. Regarding Tree #6, she recommended the addition of a condition requiring the applicant to work with City staff and an arborist concerning its preservation.

Chair Bauer voiced a concern with the need to protect the boundary of the cul-de-sac and the State Highway Administration (SHA) right-of-way access ramp connecting West Diamond and Frederick Avenues in terms of visibility, headlights, pedestrian cut-through traffic, etc. Mrs. Schwarz discussed the possibility of adding plantings, since the City maintains the State right-of-way. He asked that since some of the items listed in the Hartleys' letter are Neighborhood Services issues and not within the Commission's purview, staff identify the issues under their purview for the next review.

Henry Hartley, 110 George Street, voiced his family's support of the plan for its benefits to the neighborhood, adding that their concerns relate to the construction process.

Vice-Chair Hicks moved, seconded by Commissioner Winborne, to grant CSP-05-001 - Observatory Heights, CONCEPT PLAN APPROVAL, with the following conditions:

1. Applicant shall work with staff to finalize the forest conservation calculations and plan to resolve the needs for reforestation;
2. Applicant shall work with staff to evaluate the grading and swale or other means of directing the water on the south side of George Street;
3. Applicant shall provide the details of the two retaining walls for review and approval of the DPWPM&E prior to preliminary subdivision approval;
4. Applicant shall provide a 20-foot Public Utility Easement and 12-foot Public Improvement Easement along the public right of way and show the proposed location of electric and gas utilities and street lights at the time of final site plan approval;
5. Applicant shall work with DPWPM&E to locate the storm drainpipe in a properly sized easement;
6. Applicant shall provide the square footage of the units, the materials of the facade and the heights of the houses at the time of final site plan review; and
7. Applicant, with his arborist, shall work with staff for the preservation of the tree identified as Tree #6 of the NRI and formulate conditions for final site plan.

Vote: 5-0

III. FROM THE COMMISSION

Commissioner Hopkins

Announced he would be making a LEED presentation on March 11, 2005, at 12 Noon in the City Hall Gallery.

IV. FROM STAFF

Community Planning Director Schwarz

1. Listed upcoming joint work sessions with the City Council, which included March 7 and 14, April 11 and 25.

Committee in January 2000, followed with a night tour of the signs in the City the following year, and four subsequent joint work sessions.

In response to Chair Bauer, Community Planning Director Schwarz noted that, in lieu of a work session, the Commission would continue the hearing at an upcoming regular meeting, followed by a discussion and recommendation to the City Council immediately following the hearing.

The following was public testimony:

David Shayt, 15 De Sellum Avenue, stressed the importance of signs not only for identification, location and business information, but also for street/landscape purposes. He stated he was a member of the Ad Hoc Sign Ordinance Review Committee and, voicing the Committee's regret over the denial of their recommendations, urged the Commission to consider ways to assure the City Council that the subject proposal is appropriate for the City in its pro business approach.

Mr. Shayt spoke in favor of A-frame signs, noting they add life to the sidewalk experience, provided they are properly made and taken down at night. He supported low monument signs that are sufficiently set back from the street, but had a concern that the proposed text amendment grandfathers too much in and suggested a sunset clause to items in §§ 24-210A(f) and 24-213E, which allow numerous white backlit signs until a tenant/structural change.

Richard Arkin, 121 Saby Street, speaking as an individual, voiced his support of the proposed restrictions of neon on windows, noting, however, that it can be attractive in the proper settings. He hoped that the Historic Preservation Advisory Committee (HPAC) would be allowed to review the proposed text amendment and that action on this application is prompt. Mrs. Schwarz noted that this application does not fall under the purview of the HPAC.

Chair Bauer asked staff to prepare a summary of comments sent by the Commissioners to staff. Mrs. Schwarz stated that each communication from the Commission would be assigned an exhibit number, as with all input from the public, but staff would summarize them to facilitate discussion.

Vice-Chair Hicks moved, seconded by Commissioner Winborne, to hold the public hearing record on T-366 open indefinitely.

Vote: 5-0

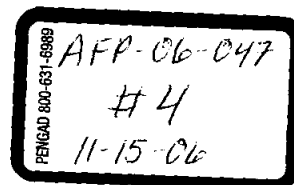
IV. SITE PLANS

SP-05-0002 -- Observatory Heights
Subdivision into Three Lots
Three Single-Family Detached Homes
FINAL PLAN REVIEW

R-90 Zone

Community Planning Director Schwarz located the subject site and stated that the Commission granted concept plan approval in March, 2005.

Applicant Chris McKee, 239 Midsummer Circle, presented the plan and indicated the project has not changed significantly, other than for revisions to comply with concept approval conditions, which he reviewed. He also presented and briefly discussed the proposed elevations, noting the units are (North American Housing) modular homes to minimize disruption to the neighborhood. He answered questions of the Commission concerning tree-save easements, retaining walls and guard rail, and indicated that property owners would



maintain the tree-save areas and could erect fencing. He noted that the City would have the right to enforce maintenance.

The following was testimony from the public:

Cathy Hartley, 110 George Street, speaking also for her husband and for the 112 George Street property owners, reported that some of the written concerns she submitted at the last meeting have been answered. She stressed, however, her need for good communication with the parties involved during the development process, and asked for additional information regarding a written building schedule, method of bringing the modulars into the neighborhood, potential electricity service interruption, and retaining walls/stormwater management/fencing locations. Additionally, she asked for the name of a contact person in the City to provide information and if the applicant's two-year replacement responsibility for the Red Oak in her yard could be extended to five years.

Mrs. Schwarz explained that the construction schedule does not provide dates but includes an order of the phases of construction. Planning and Code Administration Director Ossont responded to Mrs. Hartley's inquiries regarding a contact person, notification of grading, utilities information, and extension of applicant's tree replacement responsibility. Regarding the latter, he noted that a two-year period is sufficient. Mr. McKee responded to Mrs. Hartley's questions regarding modular installation methods, fire hydrant relocation, and retaining wall locations.

David Shayt, 15 DeSillum Avenue, spoke in favor of the application noting the proposal would be an improvement to the area. He inquired about chimneys as well as erosion control measures noting the significant grade differential between Spring and George Streets could pose runoff problems for homes to the south of the site. Staff responded that erosion control measures are included in the plan. Mr. McKee stated all houses would have gas chimneys.

Mrs. Schwarz thanked Planner Rob Robinson for his work associated with the forest conservation plan and voiced staff's recommendation for preliminary and final approval, as the plan complies with the Zoning Ordinance §§ 24-170 and 24-171 with conditions that she listed. The Commission agreed with staff's findings and recommended conditions and moved as follows:

Vice-Chair Hicks moved, seconded by Commissioner Winborne, to grant SP-05-0002 - Observatory Heights, PRELIMINARY/FINAL PLAN APPROVAL, with the following conditions:

1. Applicant is to provide segregated areas for the processing and washing of any irrigating materials or solutions, such as concrete and paint, and show these on the Forest Conservation Plan prior to the issuance of site work permits;
2. The applicant's arborist shall be on site during excavation, the lifting of materials, boring of utilities, and the movement on-site and off-site of heavy equipment, as determined necessary between applicant and staff;
3. The applicant and his arborist are to work with staff to determine an appropriate time between root pruning and commencement of construction and include this on the construction schedule prior to the issuance of site work permits;

4. Applicant, in addition to the two year maintenance responsibility for the tree save areas, shall also have a two-year (after the issuance of final occupancies) maintenance and monitoring responsibility for the 38" Southern Red Oak located on the adjacent property. If, after the applicant has been given permission to perform the arborist's impact mitigation recommendations, this tree significantly declines during this period as a result of development activities, the applicant would be responsible for the removal and replacement, in kind, of the tree;
5. Upon the cleaning and clearing out of invasive, dead, and nuisance species in the tree save areas, the applicant will add tree plantings within the areas to provide a density equivalent to one hundred trees per acre. The planted trees will be 2-2.5" caliper trees and should be a mix of species chosen from the following list of native shade trees: *Ulmus Americana* (American Elm), *Quercus Coccinea* (Scarlet Oak), *Quercus falcate* (Southern Red Oak), *Quercus prinus* (Chestnut Oak), *Plantanus Occidentalis* (Sycamore); prior to the release of any bonds by the City of Gaithersburg;
6. The applicant is to work with staff to apply standard measures of tree protection including, but not limited to, the use of aeration matting, tree-padding, and other measures to mitigate soil compaction during construction and show these on the site plan prior to the issuance of site work permits;
7. Applicant and the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) will work with the utility companies in requiring boring or moling of the utilities within the right of way of George Street adjacent to 110 and 112 George Street (Lots 36 and 37, Observatory Heights);
8. Retaining wall details including a guardrail, if required along the cul-de-sac, shall be approved by DPWPM&E prior to issuance of Public Works and On-site Development permits;
9. Applicant shall add a note to the site plan indicating that the entire retaining wall will be placed within the property line of the project prior to the issuance of site work permits;
10. Applicant shall provide a street light detail on the Preliminary/Final Landscape and Lighting Plan Detail Sheet to be approved by the DPWPM&E prior to the issuance of a site work permit;
11. Erosion and Sediment Control, Stormwater Management, Storm Drain and Paving Plan, and Grade Establishment Plan shall be approved by the DPWPM&E prior to issuance of Public Works and On-site Development permits; and
12. Applicant to record a tree save easement prior to the approval of the final subdivision (record) plat.

Vote: 5-0

SPRING STREET
(30' R/W)

P. B. 125

P. 14667

LOT 87

LOT 92

12,445 SQ. FT.

LIMIT OF
DISTURBANCE

GENERAL NOTES

1. Lots 91 and 92, as shown, are included on a Subdivision Record Plat recorded among the Land Records of Montgomery County, Maryland, November 9, 2005, as Plat 23275.
2. Two foot contour topography, as shown, from a Preliminary/Final Site Plan by Macris, Hendricks and Glascock, dated April 5, 2005.
3. Lots are served by public water and sewer.
4. Street Addresses - Lot 91 = 122 George Street
Lot 92 = 126 George Street

DEVELOPMENT TABULATION FOR PROPOSED PRIMARY STRUCTURE

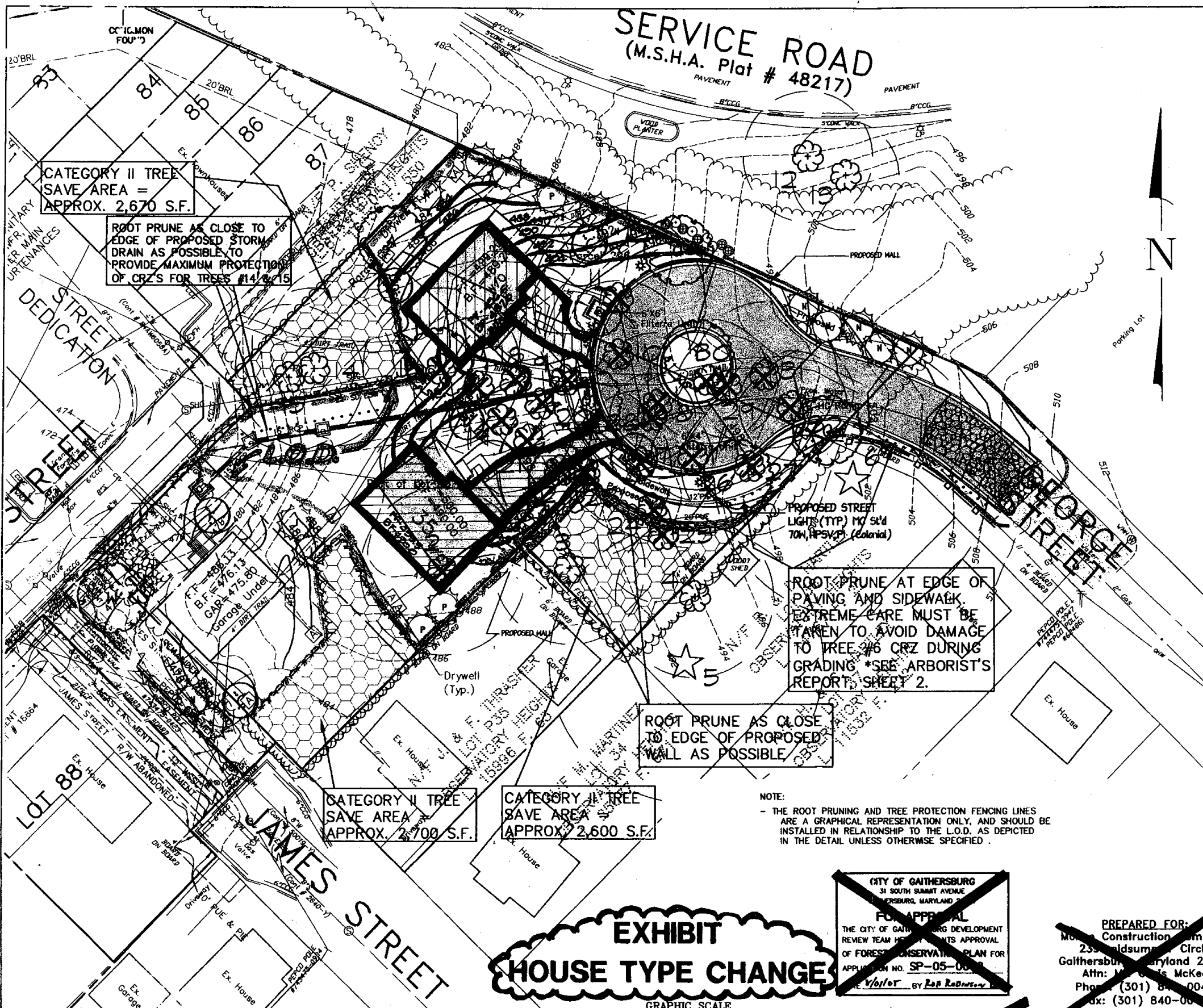
Current Zoning = R-90

ELEMENT	REQUIRED/PERMITTED	PROPOSED
Lot Area	9,000 s.f. min.	Lot 91 = 14,698 s.f. Lot 92 = 12,445 s.f.
Lot Width @ front B.R.L.	75' min.	Lot 91 = 110' ± Lot 92 = 95' ±
Front Setback	30' min.	Lot 91 = 48' Lot 92 = 30'
Side Yard Setback	10' min.	Lot 91 = 10' & 10' Lot 92 = 22' & 15'
Rear Yard Setback	30' min.	Lot 91 = 30' Lot 92 = 30'
Building Coverage	30%	Lot 91 = 14% Lot 92 = 16%
Building Height	2½ Stories or 35'	Lot 91 = 34.0' Lot 92 = 32.0'
Green Space	30%	Lot 91 = 74% Lot 92 = 78%
Square Footage of Home	N/A	Lot 91 - 1 st Flr. = 1,586 s.f. 2 nd Flr. = 1,868 s.f. Bsmt. = 1,586 s.f. Gar. = 409 s.f. Lot 92 - 1 st Flr. = 1,391 s.f. 2 nd Flr. = 1,875 s.f. Bsmt. = 1,391 s.f. Gar. = 445 s.f.

AFP-06-047
#5
11-15-06



TAX MAP FT 341	200 SHEET 223 NW 09	REVISED PAGE 19 GRID E-9
REVISIONS: 12/01/06 - Moved Map L 912, Dwy From Ref. Wall LFL Added BRL, Note Date Added 56, 179 to DT Chart 12/17/06 - Added Zoning BRL L92, dpc's SD	VICINITY MAP SCALE: 1" = 2,000'	
PREPARED FOR: SKW Construction 386 Hammond Place Silver Spring, Md 20904 P (301) 622-0991 F (301) 622-0990	SITE PLAN	
TITLE LOTS 91 & 92 OBSERVATORY HEIGHTS GAITHERSBURG (9th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		
WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 98 A Church Street, Rockville, MD 20850 Tel: (301) 309-8600 Fax: (301) 309-8603		
SCALE 1" = 10'	DATE SEPT 2006	PROJ. NO. 06890 A
		SHEET NO. 1 of 1



LEGEND

- EXISTING FOREST BOUNDARY
- PROPOSED FOREST BOUNDARY
- TREE TO REMAIN
- SPECIMEN TREE TO REMAIN
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ) RADIUS = 1.5' / INCH DBH
- TREE PROTECTION FENCING
- ROOT PRUNING
- TREE PROTECTION FENCING & ROOT PRUNING
- LIMIT OF DISTURBANCE
- TREE SAVE AREA - CATEGORY II FOREST CONSERVATION EASEMENT
- SSF - SUPER SILT FENCE
- PROPOSED LANDSCAPE TREES FOR CREDIT

VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE, APRIL 2000
PERMITTED USE NO. 20399666

FOREST CONSERVATION WORKSHEET

Observation Heights

5-Aug-82

NET TRACT AREA:

A. Total tract area	1.02
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production/acre	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	1.02

LAND USE CATEGORY: (from Trees Technical Manual)

Input the number "1" under the appropriate land use.
Limit to only one entry.

ARA	MOR	DA	HER	MPD	CA
0	0	0	1	0	0
G. Afforestation Threshold	15%	x F =	0.15		
H. Conservation Threshold	20%	x F =	0.20		

EXISTING FOREST COVER:

I. Existing forest cover	0.98
J. Area of forest above afforestation threshold	0.83
K. Area of forest above conservation threshold	0.78

BREAK-EVEN POINT:

L. Forest retention above threshold with no mitigation	0.36
M. Clearing permitted without mitigation	0.62

PROPOSED FOREST CLEARING:

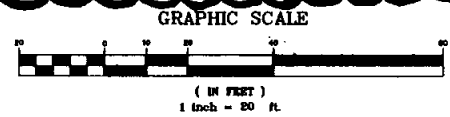
N. Total area of forest to be cleared	0.80
O. Total area of forest to be retained	0.18

PLANTING REQUIREMENTS:

P. Replantation for clearing above conservation threshold	0.19
Q. Replantation for clearing below conservation threshold	0.05
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.24
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.24

NOTE:
- THE ROOT PRUNING AND TREE PROTECTION FENCING LINES ARE A GRAPHICAL REPRESENTATION ONLY, AND SHOULD BE INSTALLED IN RELATIONSHIP TO THE L.O.D. AS DEPICTED IN THE DETAIL UNLESS OTHERWISE SPECIFIED.

EXHIBIT
HOUSE TYPE CHANGE



HOUSE EXHIBIT BY WITMER ASSOCIATES, LLC
16-A CHURCH STREET, ROCKVILLE MD 20850
P (301) 309-8666 F (301) 309-8603

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20878
FOR APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF FOREST CONSERVATION PLAN FOR APPLICATION NO. SP-05-0008
APPROVED BY: [Signature]

PREPARED FOR:
McCrack Construction Company
233 Oldsummit Circle
Gaithersburg, Maryland 20878
Attn: Mr. & Mrs. McKee
Phone: (301) 840-0042
Fax: (301) 840-0042

- 0.24 ACRES REFORESTATION REQUIRED
- 2"-2.5" CALIPER TREES @ 100/ACRE = 24 TREES
- TREES PROPOSED PER LANDSCAPE PLAN:
 - 9 SHADE TREES (2"-2.5" CALIPER) [credit @ 100/acre]
 - 17 EVERGREEN TREES (8'-10' HEIGHT) [credit @ 100/acre]
 - 5 ORNAMENTAL TREES (8'-10' HEIGHT) [credit @ 250/acre]
- TOTAL CREDIT FOR ALL PROPOSED PLANTINGS = 0.28 ACRES
- SEE LANDSCAPE PLAN FOR SPECIES TO BE PLANTED

TAX MAP FT 341 WSSC 223NW09 & 223NW10

LOTS 90, 91 & 92
OBSERVATORY HEIGHTS
PARCELS P295, P296 & LOT P35
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

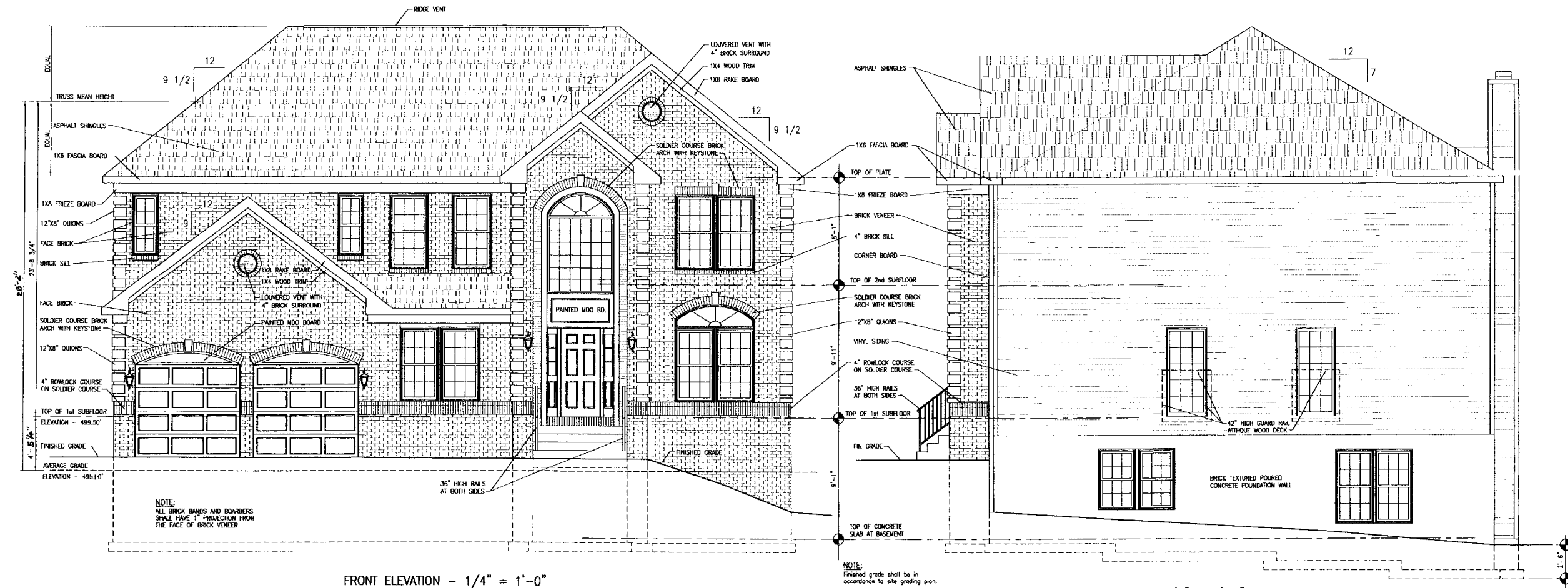
MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhga.com

Proj. Mgr. JCG
Designer LEW
Date 6/08/05
Project No. 03.215.10

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 88A of the Montgomery County Code.

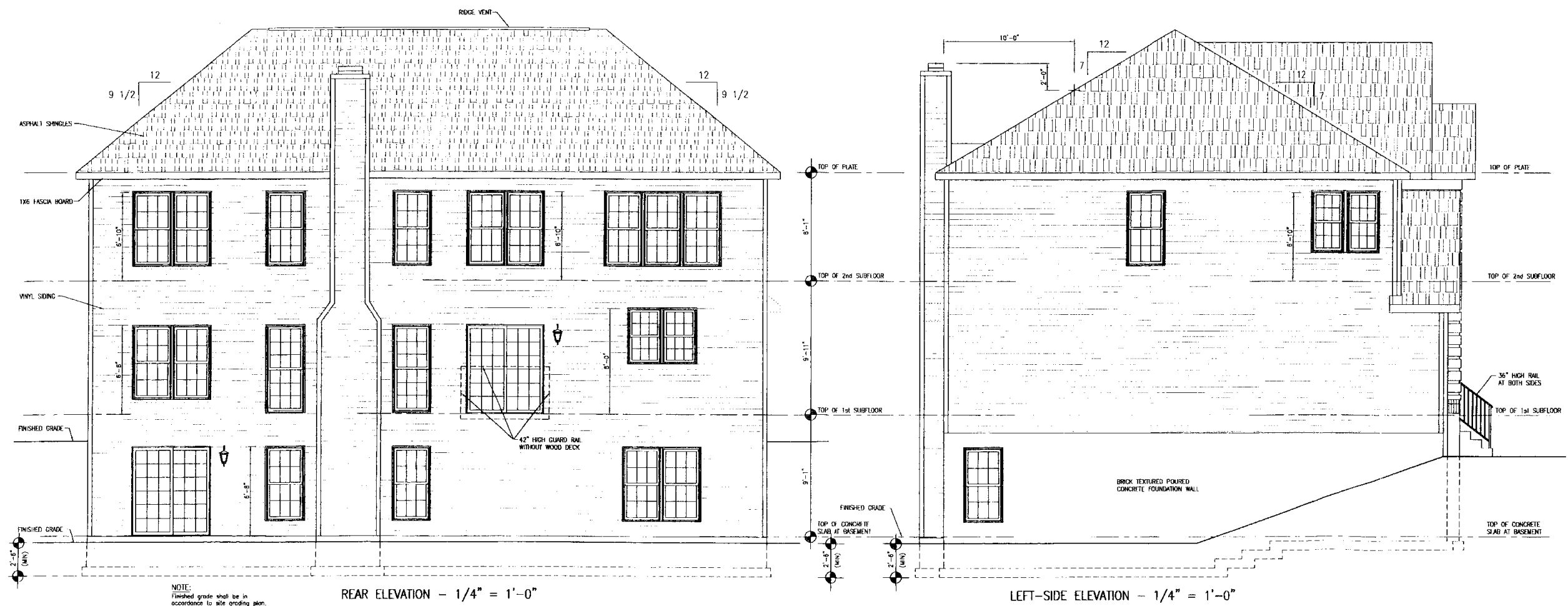
AFP-06-047
#6
11-15-06

Lot 91: 61 FL: 1586 SF
 2ND FL: 1868 SF
 Bmnt: 1186 SF
 Garage: 409 SF
 Total finished area:
 3454 SF



FRONT ELEVATION - 1/4" = 1'-0"

RIGHT-SIDE ELEVATION - 1/4" = 1'-0"



REAR ELEVATION - 1/4" = 1'-0"

LEFT-SIDE ELEVATION - 1/4" = 1'-0"

HOUSE TYPE-D_{geo}

LOT 91 Observatory Height
 122 George Street
 Gaithersburg, MD 20877

BUILDING ELEVATIONS

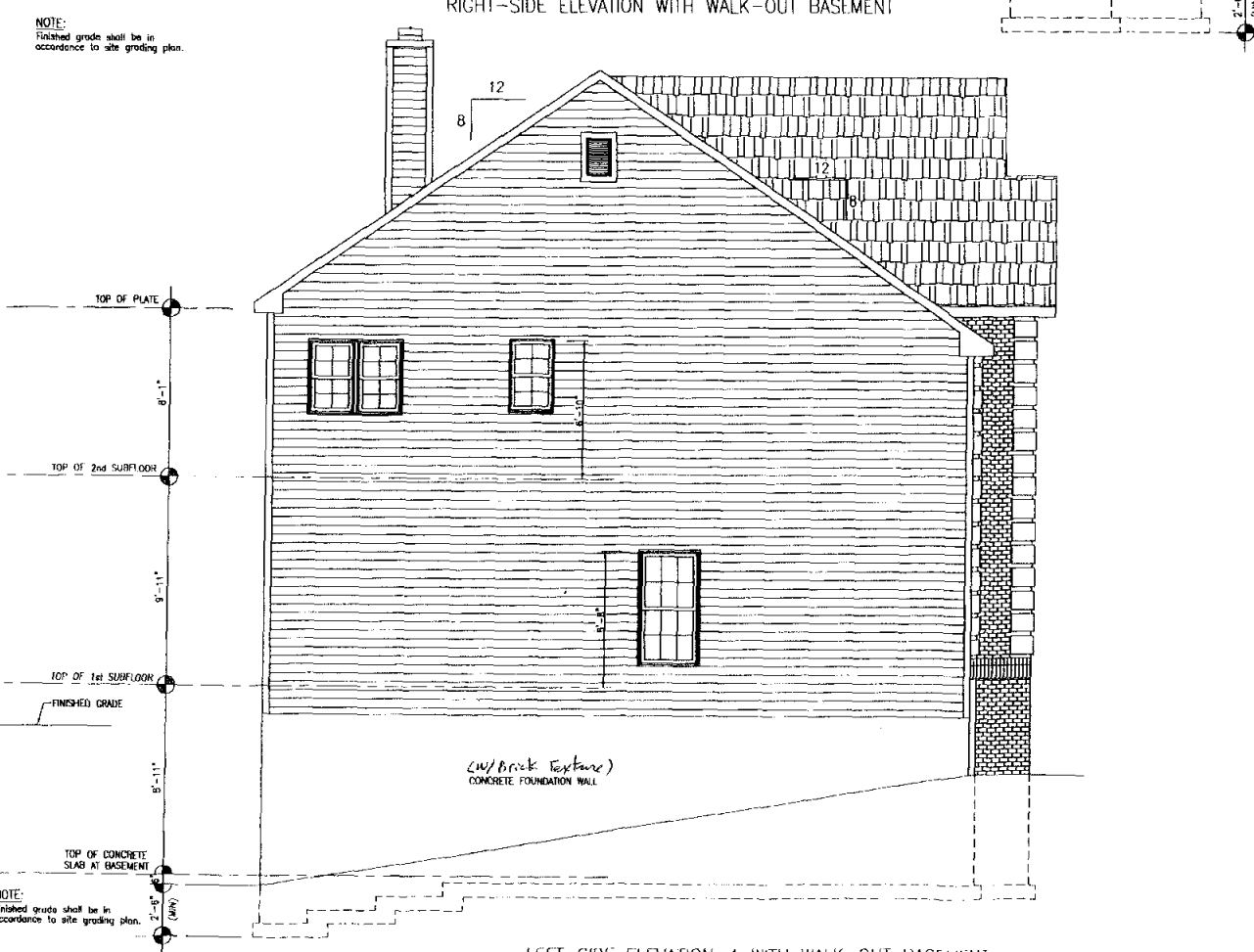
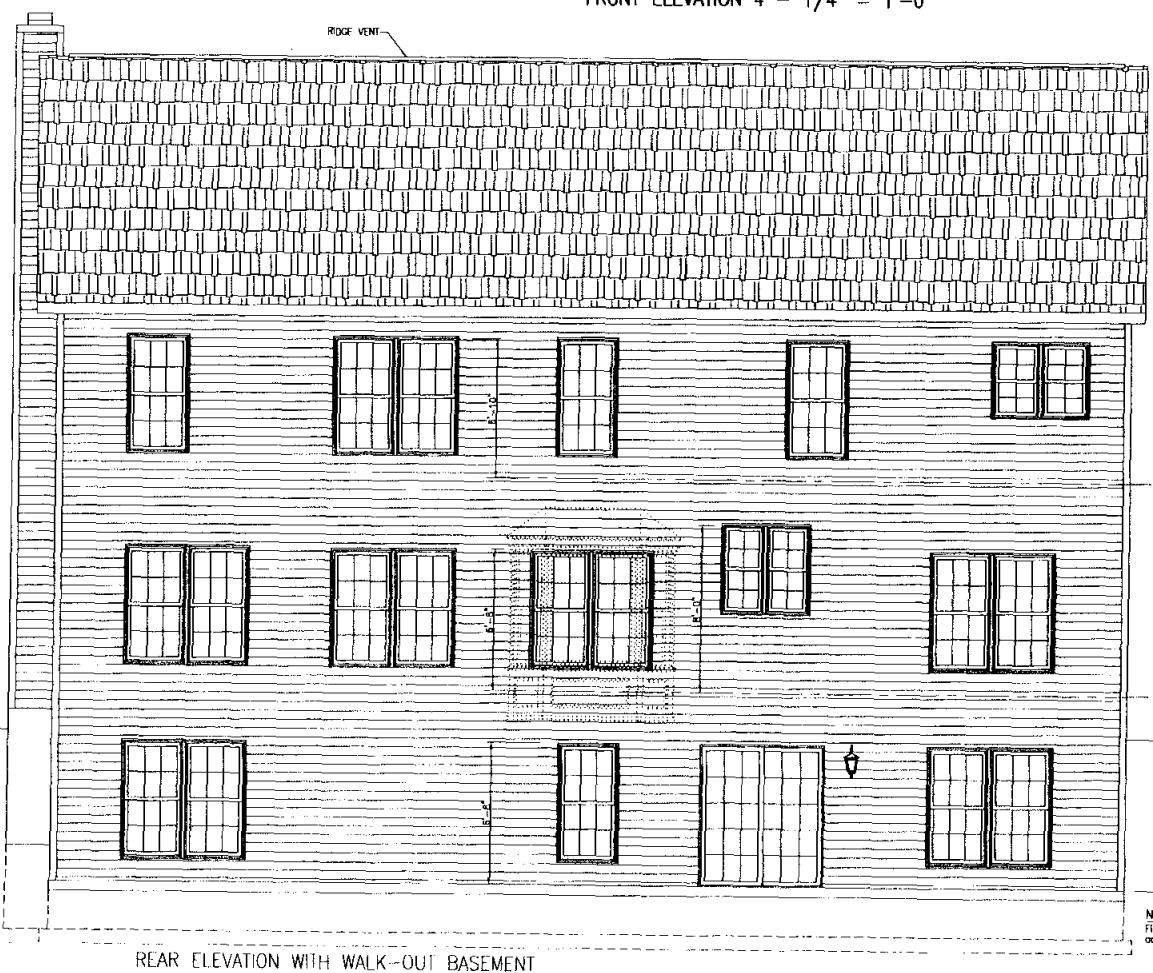
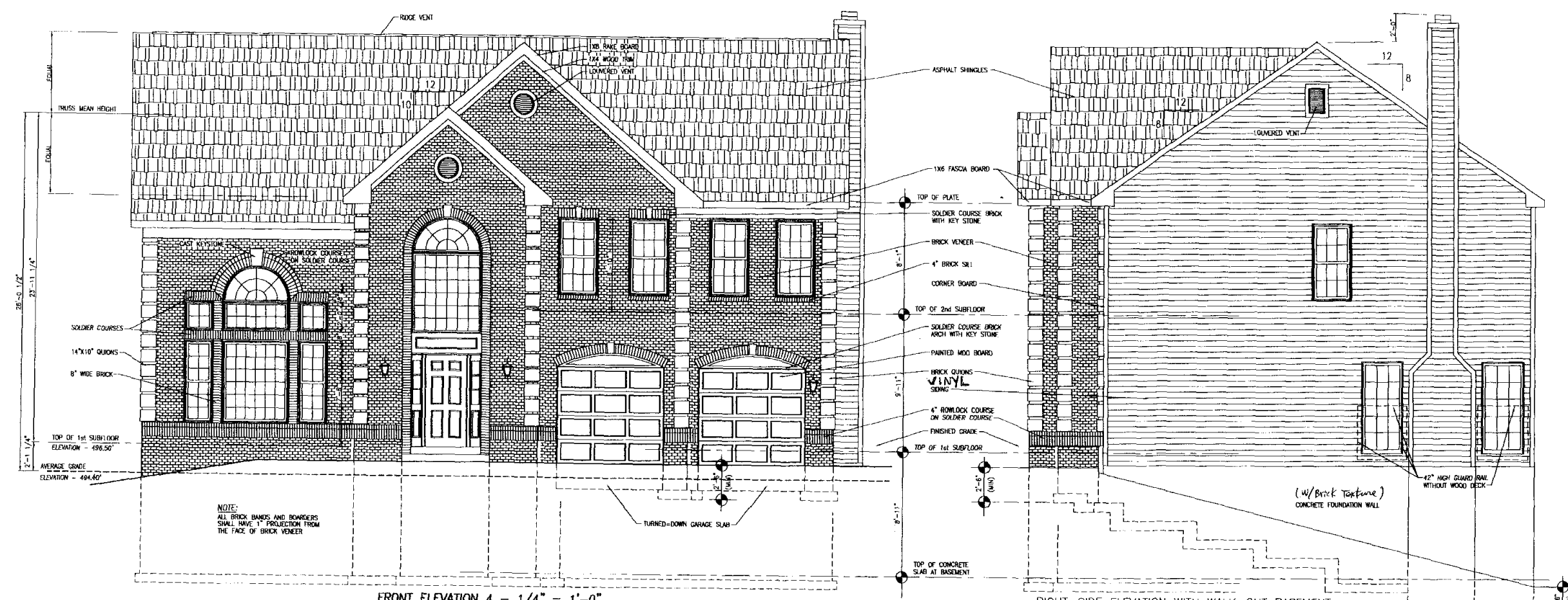
Prepared by: G. SANKAR SUR

1/4"=1'-0" Oct 04, 2006

07

AFP-06 047
 # 7
 11-15-06

Lot 92 1st FL: 1391 SF
 2nd FL: 1875 SF
 Bsmt: 1391 SF
 Garage: 445 SF
 Total finished area: 3266 SF



HOUSE TYPE-B4₉₀₀
 LOT 92 Observatory Height
 126 George Street
 Gaithersburg, MD 20877

BUILDING ELEVATIONS
 Prepared by: C. SANMAR SUR
 1/4"=1'-0" Oct 04, 2008

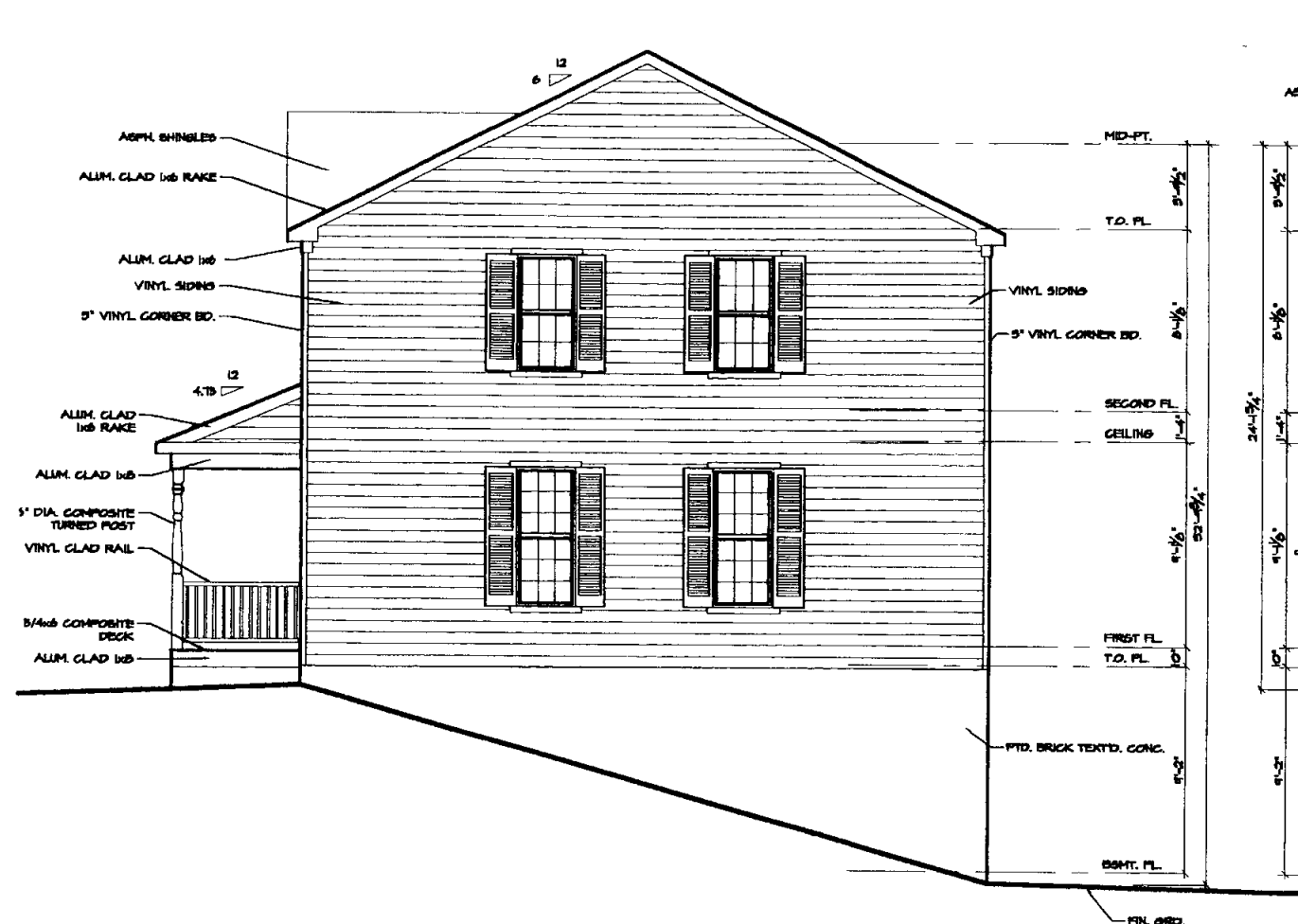
05 OF 8

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 #8
 11-15-06

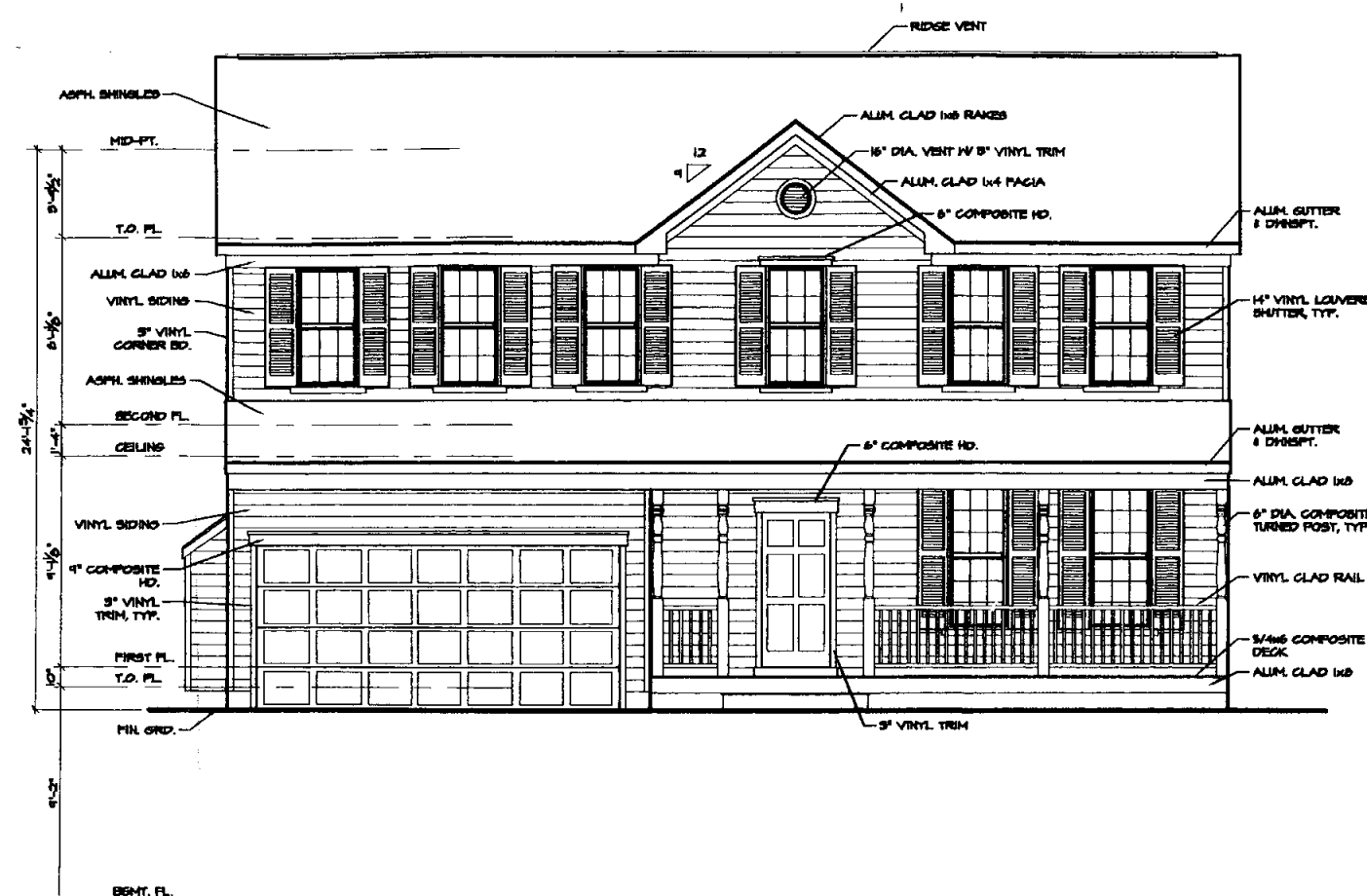
SQUARE FOOTAGE
 FIRST FLOOR - 1075 SQ. FT.
 SECOND FLOOR - 1364 SQ. FT.
 BASEMENT - 1364 SQ. FT.
 GARAGE - 401 SQ. FT.
 TOTAL FINISHED AREA - 2424 SQ. FT.

CEM DESIGN
 520 ANDERSON AVENUE
 ROCKVILLE, MARYLAND
 301.284.0552 20850

New Construction for Lots 90, 91, & 92
Observatory Heights
 Gaithersburg, MD



1 **LOT 91 RT. SIDE ELEVATION**
 SCALE: 1/4" = 1'-0"



2 **LOT 91 FRONT ELEVATION**
 SCALE: 1/4" = 1'-0"

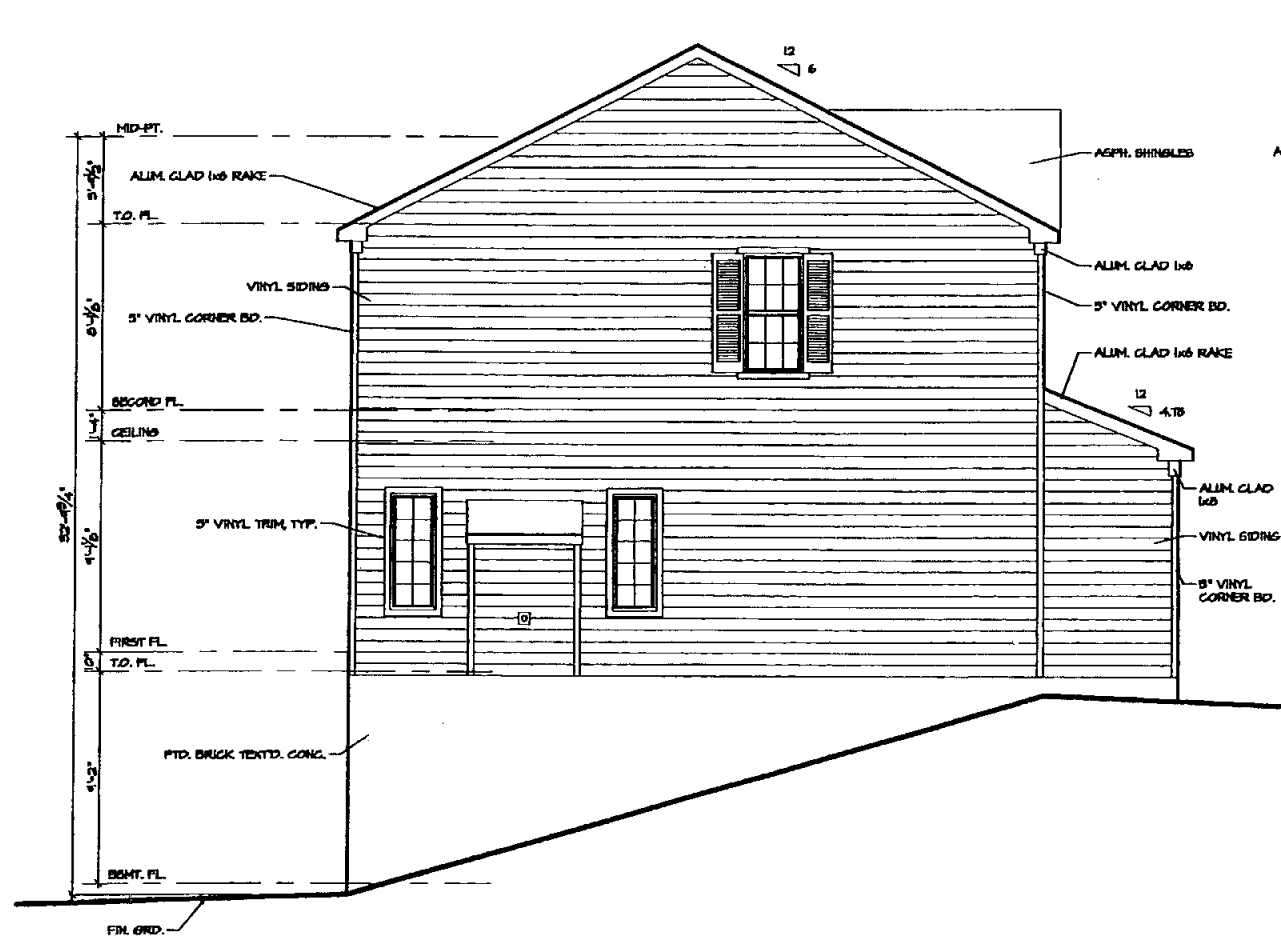
AFP-06-047
 #9
 11-15-06

DATE: 2/24/05
 REV: 4/24/05
A1.2a
 SHEET 1 OF 2

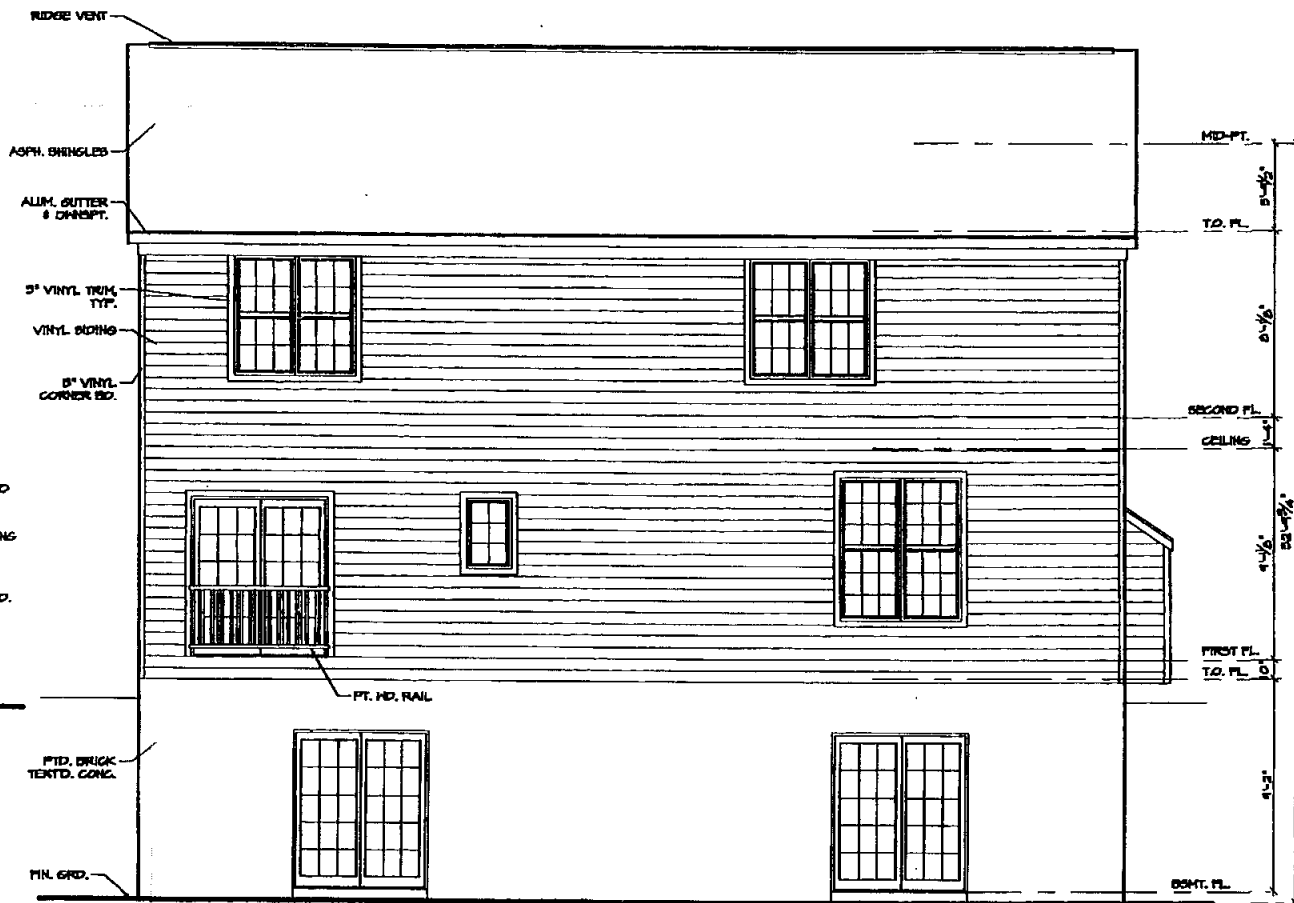
Previously approved

SQUARE FOOTAGE
 FIRST FLOOR - 1075 SQ. FT.
 SECOND FLOOR - 1364 SQ. FT.
 BASEMENT - 1364 SQ. FT.
 GARAGE - 401 SQ. FT.
 TOTAL FINISHED AREA - 2494 SQ. FT.

CEM DESIGN
 520 ANDERSON AVENUE
 ROCKVILLE, MARYLAND
 301.294.0582 20850



1 LOT 91 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



2 LOT 91 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

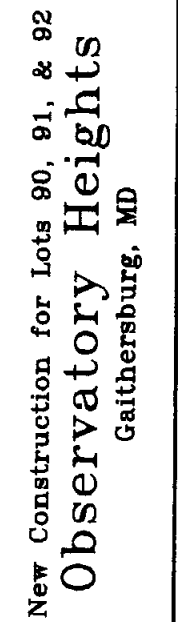
New Construction for Lots 80, 91, & 92
Observatory Heights
 Gaithersburg, MD

DATE: 2/24/05
 REV: 4/29/05
A1.2a
 SHEET 2 OF 2

AFP-06-047
 #9
 11-15-06
 PERMAD 800-837-6989

Previously approved

CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301.294.0582 20850



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

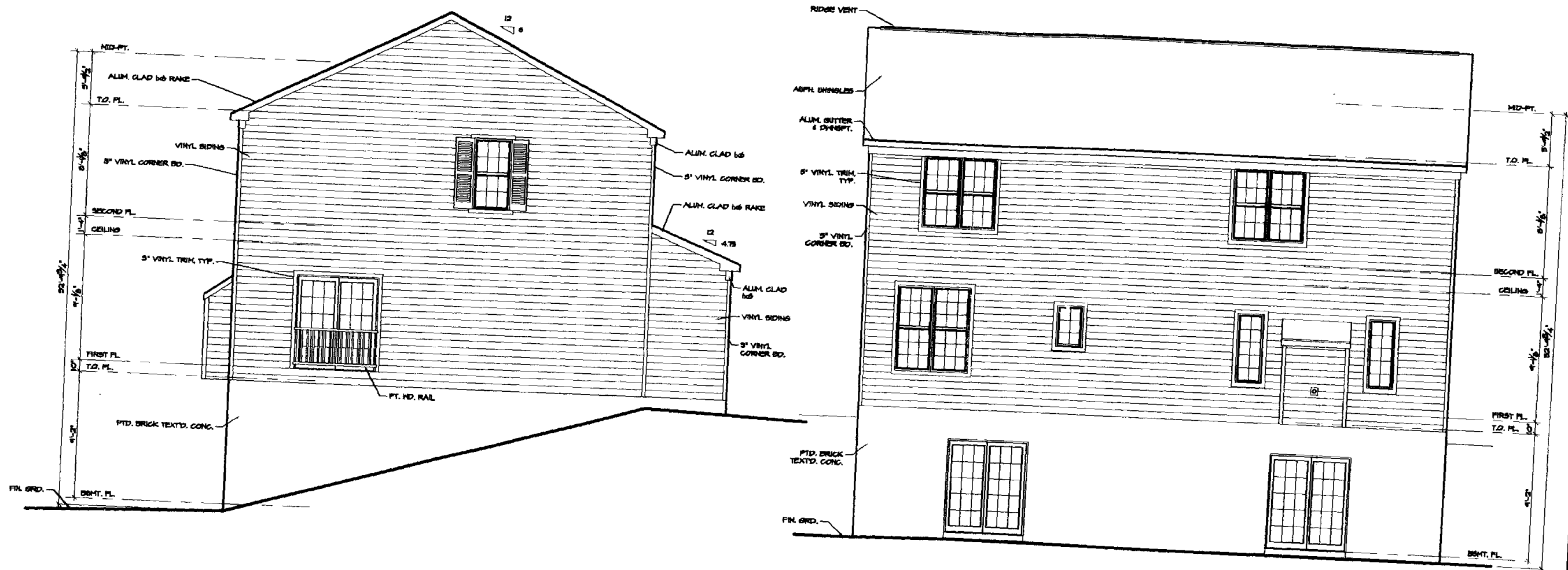
PENGAD 800-631-6989
 AFP-06-047
 #10
 11-15-06

SHEET 1 OF 2

Previously approved

SQUARE FOOTAGE
 FIRST FLOOR - 1075 SQ. FT.
 SECOND FLOOR - 1364 SQ. FT.
 BASEMENT - 1364 SQ. FT.
 GARAGE - 401 SQ. FT.
 TOTAL FINISHED AREA - 2499 SQ. FT.

DEM DESIGN
 530 ANDERSON AVENUE
 ROCKVILLE, MARYLAND
 301.284.0582 20850



1 **LOT 92 LEFT SIDE ELEVATION**
 SCALE: 1/4" = 1'-0"

2 **LOT 92 REAR ELEVATION**
 SCALE: 1/4" = 1'-0"

New Construction for Lots 90, 91, & 92
Observatory Heights
 Gaithersburg, MD

AFP-06-047
 #10
 11-15-06

DATE: 2/24/05
 REV: 4/29/05
A1.3b
 SHEET 2 OF 2

Previously
 Approved